

Planning Statement

Application under Section 73 of the Town and Country Planning Act 1990

Site Address: Barclays House, 20–24 Upper Market Street, Eastleigh, SO50 9FD

Planning Reference: F/24/97665

Date: March 2026

1. Introduction

This statement supports a Section 73 application seeking to amend the approved drawings associated with planning permission F/24/97665, granted on 12 August 2024 for the installation of new windows and doors to the side and rear elevations and mansard roof, and rooflights to the rear flat roof.

The proposed amendments are minor material changes relating to the positioning of additional windows and the design of the front boundary and amenity areas. The proposals do not alter the approved building footprint, scale, or use of the development.

2. Background

The property also benefits from Prior Approval (Ref. PN/24/98468) granted on 20 December 2024 under Class MA of the GPDO for the change of use from offices (Class E) to 22 residential units (Class C3).

Condition 3 of the prior approval requires the operational development approved under F/24/97665 to be implemented prior to occupation to ensure adequate natural light to habitable rooms.

This Section 73 application therefore supports the implementation of the approved residential conversion while making minor design improvements.

3. Proposed Amendments

Additional Windows

The revised drawings introduce new window openings on the north elevation to improve daylight and outlook for the proposed residential units.

Two small escape windows are also proposed on the north elevation. These are required by Building Control to provide a secondary means of escape from the bedrooms of Flats 3 and 4 in the event of a fire. The windows are modest in size as they serve a life-safety function rather than a primary outlook. Their scale and positioning ensure they remain discreet within the elevation and do not give rise to overlooking or loss of privacy.

Front Amenity and Boundary Treatment

Following discussions with the Local Planning Authority, the design of the front amenity space has been revised in response to feedback received on the previous application.

The updated proposal introduces a low brick boundary wall combined with soft landscaping, creating a more attractive and softer frontage to the public realm. The landscaping and planter areas are now arranged so that amenity space is shared between private resident areas and the street frontage, allowing the scheme to contribute positively to the public realm while still providing meaningful amenity space for ground floor residents.

The boundary treatment remains modest in height and is designed to maintain clear visibility for vehicles exiting the car park.

4. Planning Assessment

The amendments are minor and do not change the overall scale, use, or character of the approved development.

The additional windows improve the quality of accommodation through increased daylight and outlook, while the escape windows provide an important secondary means of escape from bedrooms, ensuring compliance with fire safety requirements.

The revised frontage design enhances the relationship between the building and the street through high-quality materials and landscaping, responding constructively to comments from the Local Planning Authority.

The proposals therefore comply with relevant policies of the Eastleigh Borough Local Plan (2016–2036), including:

Policy DM1 – Design quality

Policy DM11 – Residential amenity

Policy DM32 – Residential development standards

They are also consistent with the National Planning Policy Framework, which promotes well-designed places and high-quality living environments.

5. Conclusion

The proposed amendments represent minor design changes that improve residential quality, safety, and the appearance of the development without altering its scale or use.

The escape windows are required to provide a secondary means of escape from bedrooms in Flats 3 and 4, while the revised frontage design improves the building's relationship with the public realm following discussions with the Local Planning Authority.

The proposals remain fully compliant with the development plan and national planning policy. It is therefore respectfully requested that planning permission be granted for the variation of Condition 2 (approved drawings) of planning permission F/24/97665.